

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: Philip Fiore

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 9 AND 13, SAVE AND EXCEPT THAT PORTION OF TRACT 9 CONVEYED OUT TO THE STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 550, PAGE 623, SUNNYFIELDS MAP NO. 2, 7800 ALAMEDA AVENUE, AND TRACTS 10 AND 14, SAVE AND EXCEPT THAT PORTION OF TRACT 10 CONVEYED OUT TO THE STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 561, PAGE 155, SUNNYFIELDS MAP NO. 2, 7804 ALAMEDA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO C-1 (COMMERCIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-4 (Residential)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.*

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. That a ten-foot (10') landscape buffer with high profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscape buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.

2. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to the issuance of any certificates of occupancy or certificates of completion.

3. That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:

- a. Establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
- b. Providing outdoor amplified sound.*

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00039

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, **2025**.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00039

Exhibit "A"

Being Tracts 9 and 13, Save and Except that
Portion of Tract 9 conveyed out to the State of
Texas in Right-of-Way deed in Volume 550,
Page 623, Sunnyfields Map. No. 2,
City of El Paso, El Paso County, Texas

August 02, 2024

METES AND BOUNDS DESCRIPTION 7800 Alameda Avenue Exhibit "A"

FIELD NOTE DESCRIPTION of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map. No. 2, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument located the centerline intersection of Alameda Avenue and Rosedale Street; **THENCE**, leaving said city monument, South $58^{\circ}44'07''$ West a distance of 41.34 feet to a found iron rod at the common boundary line of Tracts 8 and 9, same being the southerly right-of-way line of Alameda Avenue and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line of Tracts 8 and 9 and along the southerly right-of-way line of Alameda Avenue, South $46^{\circ}35'00''$ East, a distance of 100.00 feet to a found iron rod for corner along said right-of-way line and being the common boundary line of Tracts 9 and 10;

THENCE, leaving said southerly right-of-way line of Alameda Avenue and common boundary line, South $43^{\circ}25'00''$ West, a distance of 425.60 feet to a found iron rod for corner at the common boundary corner of Tracts 13 and 14;

THENCE, leaving said common boundary corner of Tracts 13 and 14, North $46^{\circ}35'00''$ West, a distance of 100.00 feet to a found iron rod for corner at the common boundary corner of Tracts 12 and 13;

THENCE, leaving said common boundary corner, North $43^{\circ}25'00''$ East, a distance of 425.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 42,560.00 square feet or 0.9770 acres of land more or less.

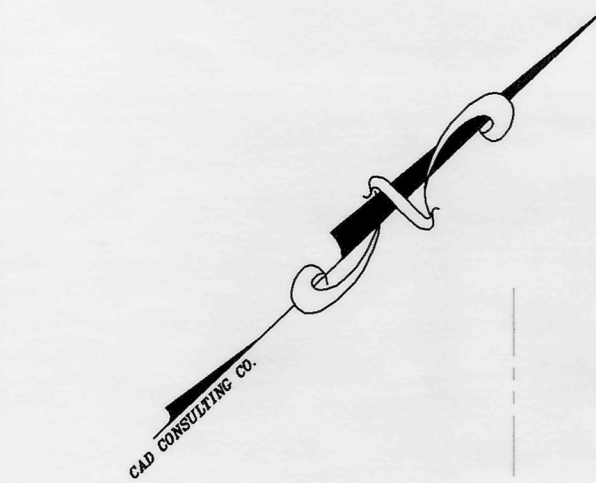
Carlos M. Jimenez
R.P.L.S. # 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0358_7800 Alameda

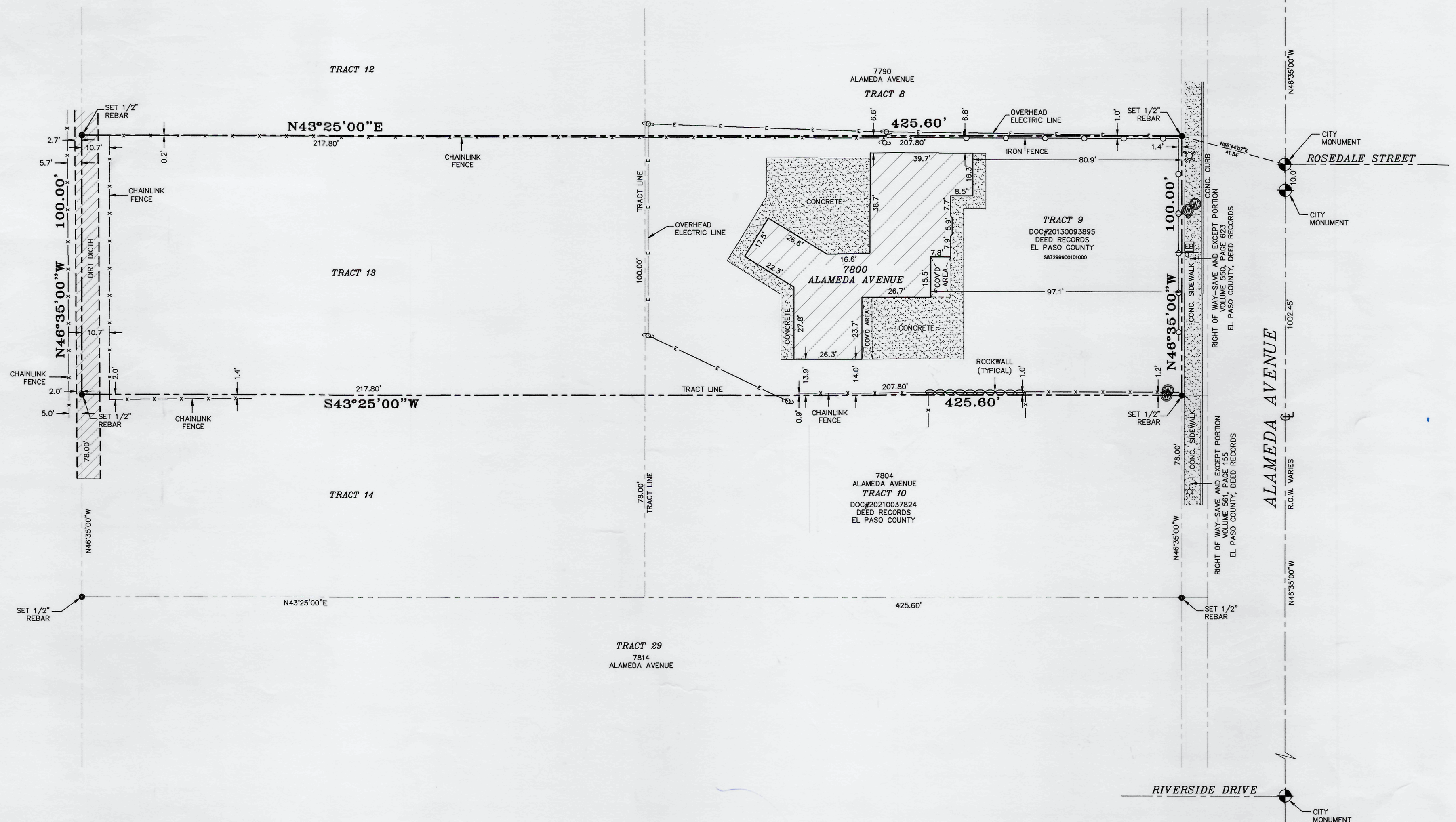


IMPROVEMENT SURVEY

7800 ALAMEDA AVENUE
TRACTS 9 AND 13, SAVE AND EXCEPT THAT PORTION
OF TRACT 9 CONVEYED OUT TO STATE OF TEXAS IN
RIGHT-OF-WAY DEED IN VOLUME 550, PAGE 623,
SUNNYFIELDS MAP NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 42,560.00 SQ.FT. OR 0.9770 ACRES ±



0' 30' 60'
SCALE: 1"=30'



LEGEND	
☆	= LIGHT POLE
⊙	= WATER METER
⊕	= MANHOLE
⊞	= ELECTRIC BOX
⊞	= WATER VALVE
⊞	= POWER POLE
⊞	= FIRE HYDRANT
⊞	= SIGN
—	= OVERHEAD ELECTRIC
—	= ROCKWALL
—	= IRON FENCE
—	= CHAINLINK FENCE

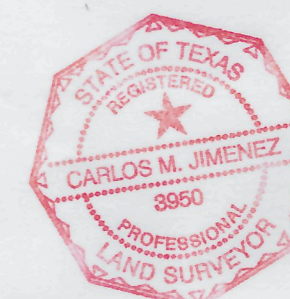
NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X", COMMUNITY PANEL NO. 480214-0044-C, DATED 02/16/2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422



CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND
IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME
OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM # 10099300

Being Tracts 10 and 14, Save and Except that
Portion of Tract 10 conveyed out to the State of
Texas in Right-of-Way deed in Volume 561,
Page 155, Sunnyfields Map. No. 2,
City of El Paso, El Paso County, Texas

August 02, 2024

METES AND BOUNDS DESCRIPTION

7804 Alameda Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map. No. 2, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument located the centerline intersection of Alameda Avenue and Rosedale Street; **THENCE**, leaving said city monument and along the centerline of Alameda Avenue, South 46°35'00" East a distance of 89.08 feet to a point, **THENCE**, leaving said centerline of Alameda Avenue, South 43°25'00" West a distance of 40.00 feet to a found iron rod at the common boundary line of Tracts 9 and 10, same being the southerly right-of-way line of Alameda Avenue and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line of Tracts 9 and 10 and along the southerly right-of-way line of Alameda Avenue, South 46°35'00" East, a distance of 78.00 feet to a found iron rod for corner along said right-of-way line and being the common boundary line of Tracts 10 and 29;

THENCE, leaving said southerly right-of-way line of Alameda Avenue and common boundary line, South 43°25'00" West, a distance of 425.60 feet to a found iron rod for corner at the common boundary corner of Tracts 14 and 29;

THENCE, leaving said common boundary corner of Tracts 14 and 29, North 46°35'00" West, a distance of 78.00 feet to a found iron rod for corner at the common boundary corner of Tracts 13 and 14;

THENCE, leaving said common boundary corner, North 43°25'00" East, a distance of 425.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 33,196.80 square feet or 0.7621 acres of land more or less.

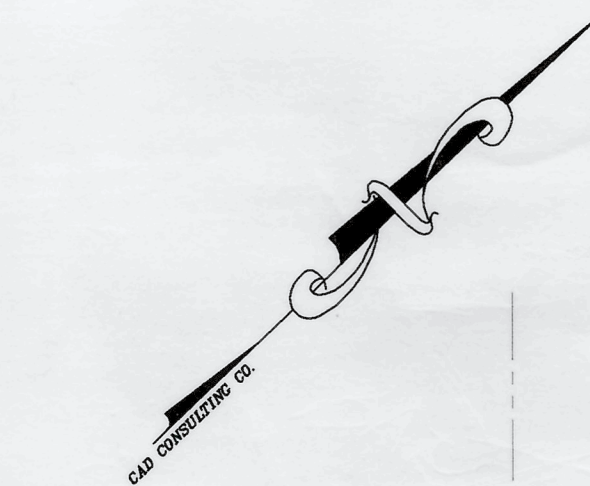
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I:\M&B\2023\23-0357 7804 Alameda

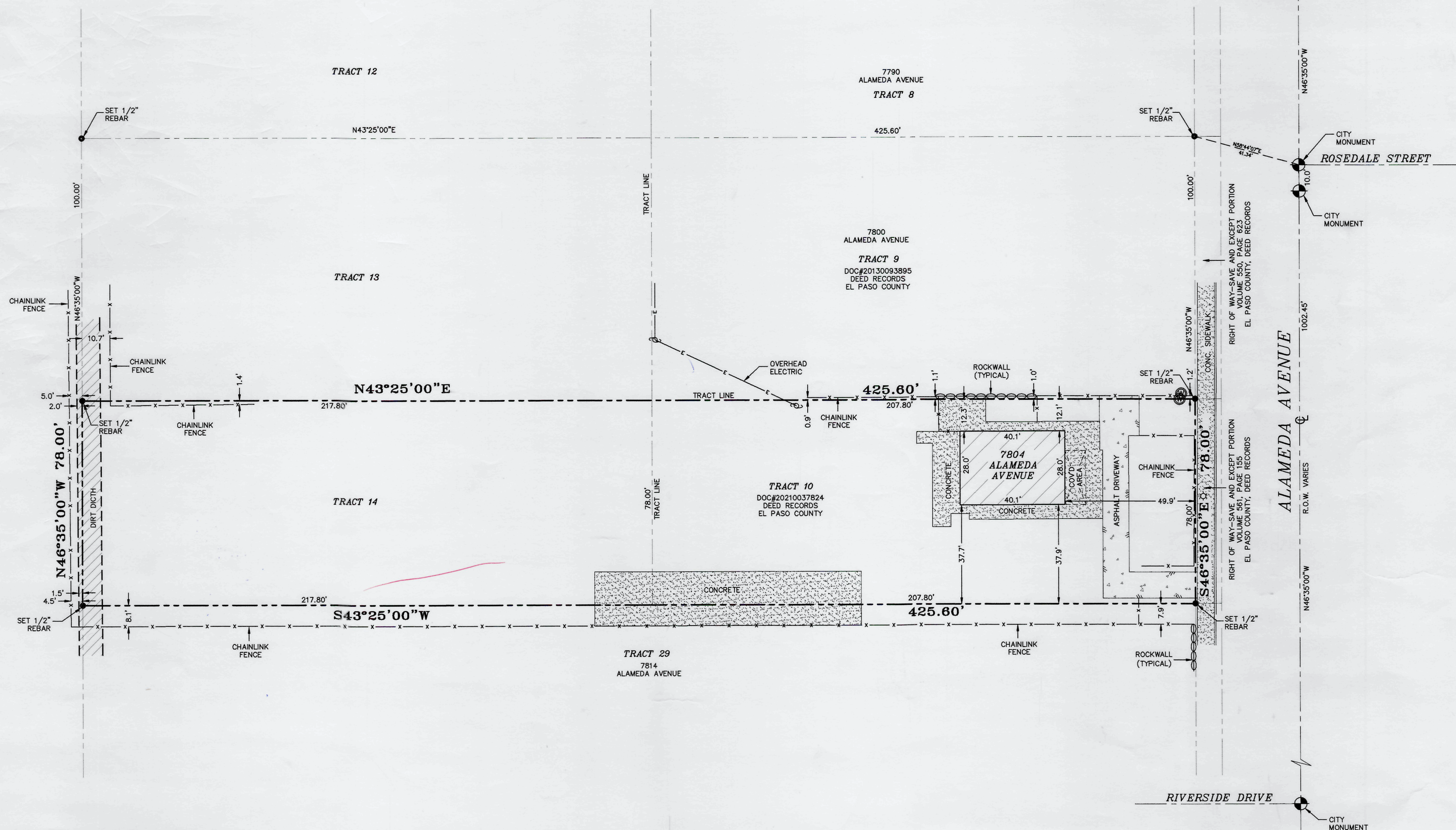


IMPROVEMENT SURVEY

7804 ALAMEDA AVENUE
TRACTS 10 AND 14, SAVE AND EXCEPT THAT PORTION
OF TRACT 10 CONVEYED OUT TO STATE OF TEXAS IN
RIGHT-OF-WAY DEED IN VOLUME 561, PAGE 155,
SUNNYFIELDS MAP NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 33,196.80 SQ. FT. OR 0.7621 ACRES ±



0' 30' 60'
SCALE: 1"=30'



LEGEND

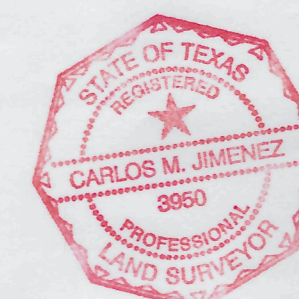
☆	= LIGHT POLE
⊙	= WATER METER
⊙	= MANHOLE
⊙	= ELECTRIC BOX
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⊙	= POWER POLE
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⊙	= OVERHEAD ELECTRIC
⊙	= ROCKWALL
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⊙	= CHAINLINK FENCE

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X", COMMUNITY PANEL NO. 480214-0044-C, DATED 02/16/2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM # 10099300

7800 and 7804 Alameda

City Plan Commission — August 14, 2025

REZONING



CASE NUMBER:	PZRZ24-00039
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Olivia Esparza and Adiel Zarate
REPRESENTATIVE:	Luis Javier Lopez
LOCATION:	7800 and 7804 Alameda Ave. (District 7)
PROPERTY AREA:	1.73 acres
REQUEST:	Rezone from R-4 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of August 7, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject properties from R-4 (Residential) to C-1 (Commercial) to allow for apartments and a shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation as well as the Onward Alameda Master Plan. The recommended conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject properties from R-4 (Residential) to C-1 (Commercial) to accommodate a proposed development consisting of apartment units in one lot and a shopping center in the other. The site is approximately 1.73 acres in total and is currently developed with a single-family dwelling on each lot, which are proposed to be demolished. The conceptual site plan illustrates the development of one lot with eight (8) apartment units and a separate shopping center with ten (10) commercial units. The conceptual site plan is not being evaluated for compliance with zoning development standards under Title 20 of the El Paso City Code as part of this rezoning application. Access to the site is from Alameda Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is a permitted use within the C-1 (Commercial) zoning district and aligns with the goals and land use recommendations of the Onward Alameda Master Plan. The property to the north is vacant and zoned R-4 (Residential), while the property to the south, also zoned R-4, is developed with a school. To the east, the adjacent property is zoned C-3 (Commercial) and is occupied by an automotive parts store. To the west, surrounding properties are zoned R-4 (Residential) and developed with single-family residences. The nearest school, Cesar Chavez Academy, is approximately 0.2 miles from the site, and the closest public park, Riverside Park, is located about 0.5 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject properties and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district is appropriate as it allows for a variety of commercial uses while remaining compatible with the surrounding C-3 (Commercial) and R-4 (Residential) zoning. Additionally, the C-1 designation helps minimize potential impacts to nearby residential zoned properties due to its more limited range of permitted commercial uses.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property has access to Alameda Avenue, which is designated as a major arterial in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it connects to other adjacent establishments on the area.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is located within the Onward Alameda Master Plan area. The proposed rezoning is appropriate as it supports light commercial uses that align with the goals of the plan, which encourages increased commercial, residential, and mixed-use developments. Allowing a light-commercial zoning designation introduce uses that are consistent with the vision and intent of the master plan.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition from residential to commercial development and zoning districts.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing R-4 (Residential) zoning is no longer appropriate due to the changing development pattern in the surrounding area. Adjacent properties have transitioned to light- and medium-intensity commercial uses, making the current residential designation incompatible with the area's evolving land use and the goals of the Onward Alameda Master Plan.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the site is proposed from Alameda Avenue, a major arterial as designated in the City of El Paso's Major Thoroughfare Plan (MTP), and is suitable to support the proposed commercial development. Existing sidewalks are present along Alameda Avenue. Five (5) bus stops are located within a 0.25-mile walking distance, with the nearest stop approximately 0.04 miles along Alameda Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of Corridor 20 Civic Association, Sunnyfields Neighborhood Association, Mission Valley Civic Association, and Thomas Manor Neighborhood Association, which were all notified of the proposed rezoning by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on August 1, 2025. As of August 7, 2025, the Planning Division has not received any communications in support or opposition of the request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

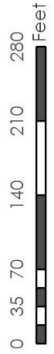
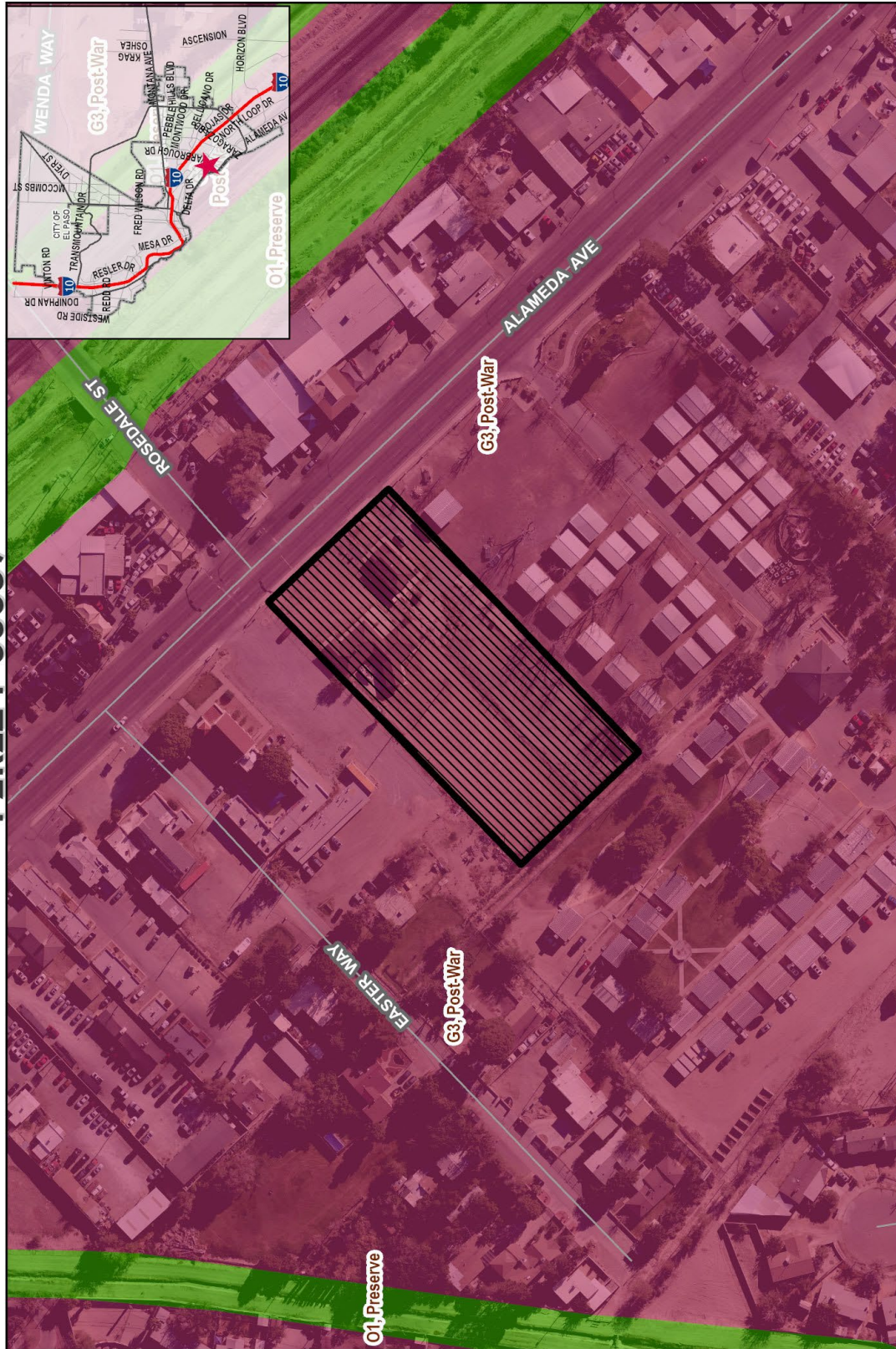
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ24-00039

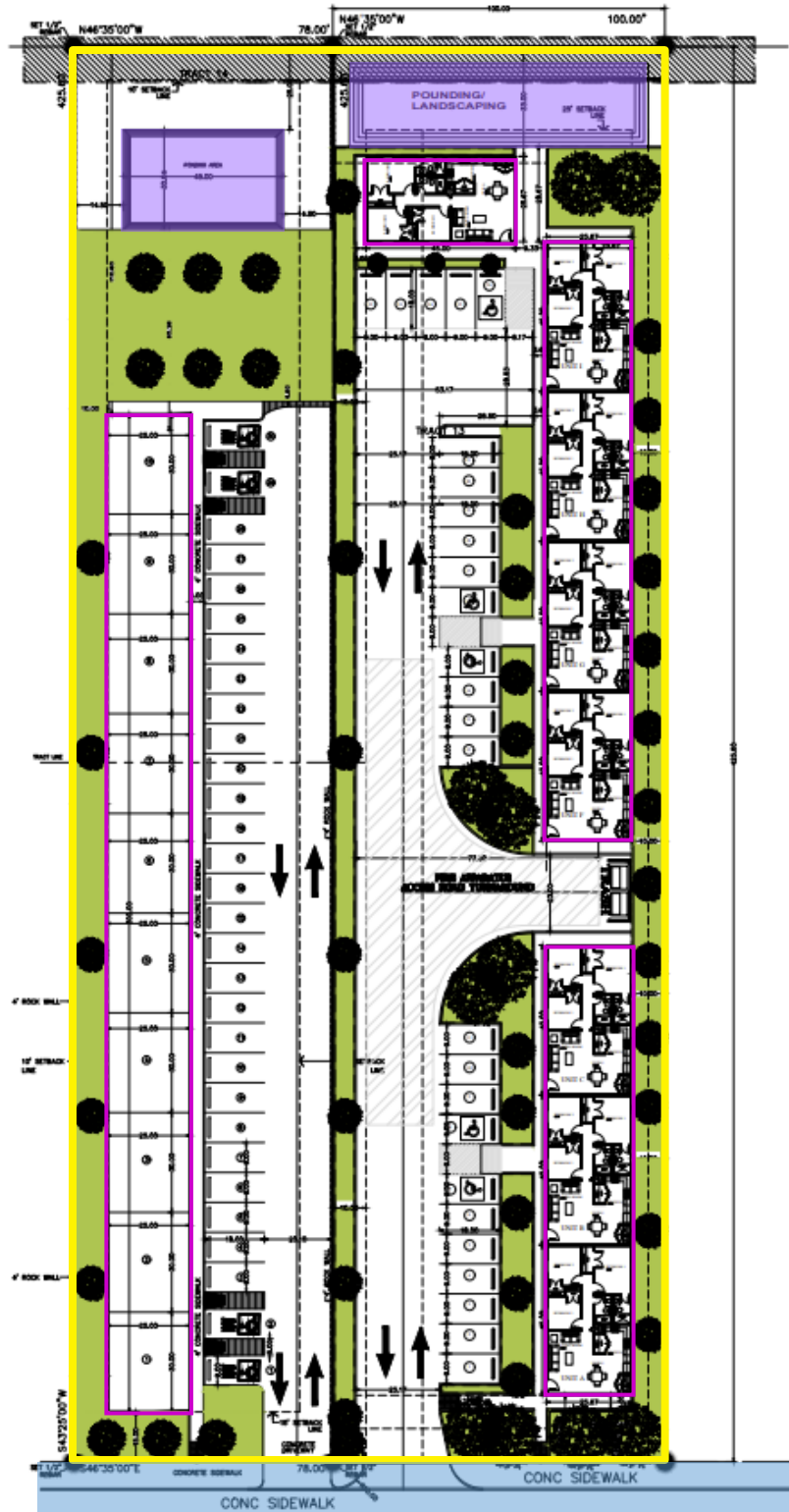


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval with conditions of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation. The recommended conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*
4. *No automotive uses shall be permitted.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend Approval

1. Coordinate with TXDOT on Alameda Avenue. (Driveways, deceleration, and acceleration lane if required) for their review and approval at the time of grading permit.
2. Provide and verify the 6ft rock-wall from high side along the entire length where the residential area borders the commercial area at the time of grading permit (20.16.020 - Mandatory walls. - B. 2. Between all R and C districts by the owner of the C property when he builds upon it;) at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
4. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
5. The proposed ponding areas shall have enough capacity to hold all storm-water runoff for a designed 100-yr. storm event for the complete area, including drainage flow patterns, drainage easements if required in the proposed properties.
6. Add note: If lots are further subdivided, then additional private easement shall be required at the time of platting.
7. Provide a 5ft sidewalk abutting the property line and ADA directional ramps along R.O.W. at the time of grading permit.
8. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
9. Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards on the plan.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

No objections to application. No TIA is required. Coordinate with TXDOT.

Sun Metro

No comments provided.

El Paso Water

Does not object to this request.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

There is an existing 8-inch diameter water main extending along Alameda Avenue, located approximately 10-feet north of southern right-of-way line. This main is available for service.

Previous water pressure from fire hydrant #75, located in front of the subject property, has yielded a static pressure of 86 psi, a residual pressure of 72 psi, and a discharge of 1,462 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 7800 and 7804 Alameda Ave.

Sanitary Sewer

There is an existing 21-inch diameter sanitary sewer main extending along Alameda Avenue, located approximately 20-feet south of northern right-of-way line.

General

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

The proposed ponding areas shown, shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the ponds as "Private".

Texas Department of Transportation

Submit layout with distances between adjacent driveways to TXDOT for a permit and further review.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

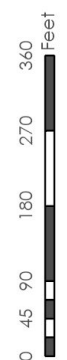
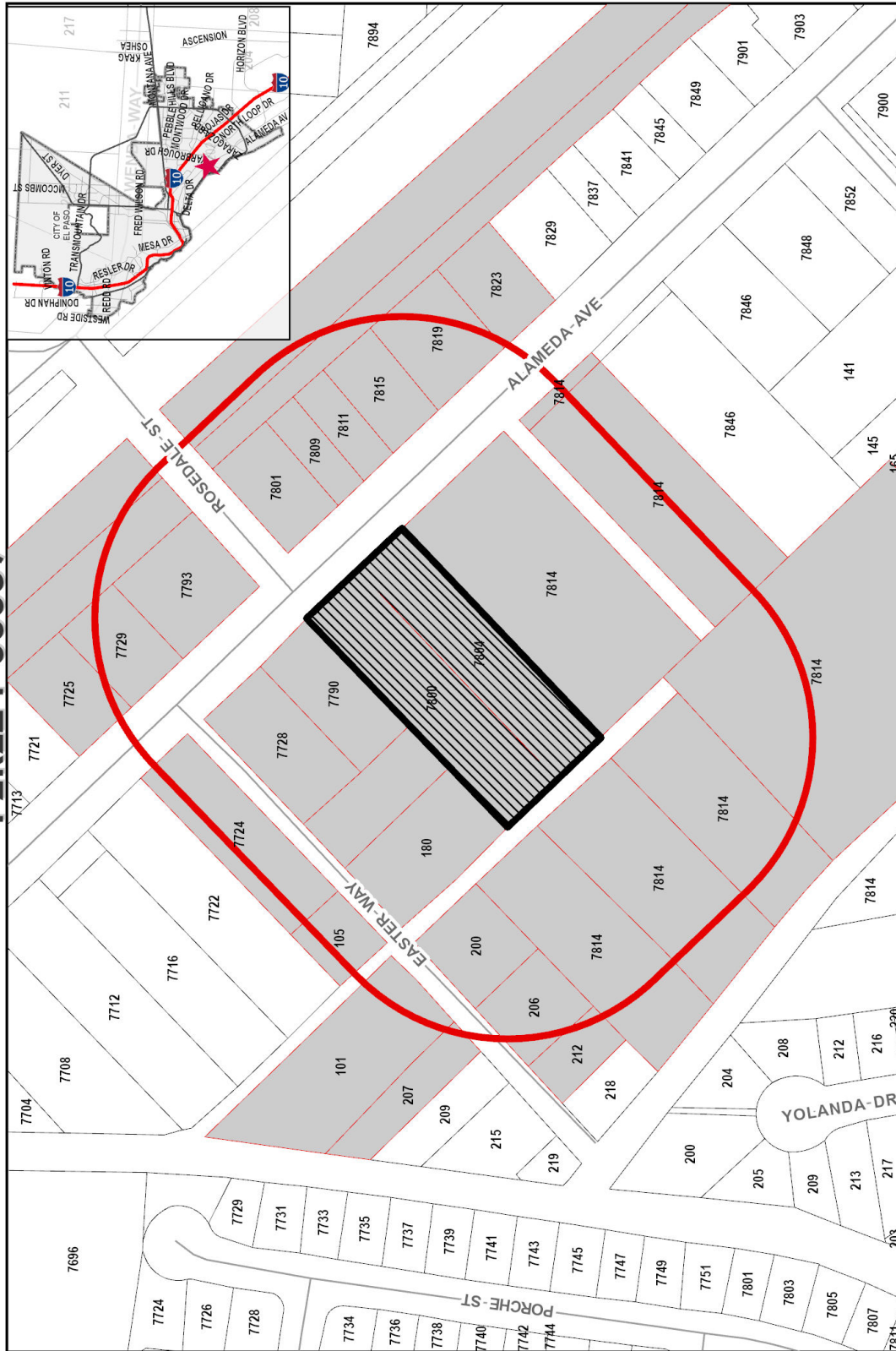
Texas Gas Service has 2 active gas services lines at 7800 and 7804 Alameda Avenue.

911 District

No comments/concerns regarding this zoning.

ATTACHMENT 4

PZRZ24-00039



Subject Property
 300 Feet Notice Area
 Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.